



## MINUTES

### WRAC Meeting of the Board of Directors JULY 17, 2023 – 6:30pm

**Webinar link:** <https://us02web.zoom.us/j/87275111207>  
**Or Dial** (669) 900 9128 **Webinar ID** 872 7511 1207

ALL SUPPORTING DOCUMENTS AVAILABLE AT:  
<https://tinyurl.com/2vtmxv7e> and <https://westsidecouncils.com/meetings/>

*Items on the Agenda may be taken in any order at the discretion of the Chair*

#### 1. Welcome/Introductions

- a. **Call to Order and Certification of Quorum:** Vice-Chair Spitz (PPCC) called the meeting to order at 6:32 PM, and welcomed everyone. Secretary/Treasurer Laferriere-Holloway (no longer President of MVCC, who was asked to stay on and graciously accepted, as needed) called the roll and quorum was met.

**10 Present:** Chris Spitz (WRAC Vice-Chair) (PPCC), Nickie Miner (BABCNC), Carolyn Jordan (BCC), Ravi Sankaran (DRNC), Andrew Marton (MVCC), Josh Nadel (PalmsNC), Brian Averill (VNC), Barbara Broide (WNC), Steve Sann (WCC), and Lisa Chapman (WWNC).

**Nonvoting Alternates Present:** Jeremy Shonwald (DRNC) and Kay Hartman (PalmsNC).

**Also Present:** Blair Smith Cally Hardy, & Denzel Henderson from LA Planning, Denise Allen and Lizeth Martinez from So. Cal. Metropolitan Water District, Deborah Hong from DWP, Dylan Sittig from CD5, Janet Turner from the Office of Congressman Ted Lieu, Michael Amster from CD11, Michelle Persoff from the Office of Asm. Isaac Bryan, and Selena Inouye, WRAC's Mobility & Transportation Committee (MTC) Co-Chair.

#### b. Chair Updates –

- (1) WRAC Board Member Roundtable 2023 series recap: Vice-Chair Spitz gave a recap of the success of the WRAC Board Member Roundtable series, featuring Councilwomen **Traci Park** and **Katy Yaroslavsky**, **County Supervisor Lindsey Horvath**, **City Attorney Hydee Feldstein Soto** and **Mayor Karen Bass**. The initial 2023 Roundtable series has concluded; although no new Roundtables are planned, she welcomed Board member suggestions for speakers at Board meetings and/or possible future Roundtables.
- (2) Future Board meeting guest speakers/presentations – Speakers/Dates TBD
- (3) Welcome new & returning WRAC Board member representatives: Vice-Chair Spitz welcomed new WRAC Board members: Brian Averill (VNC President/primary rep); Jeremy Schonwald (DRNC Vice-President/alt. rep); Josh Nadel (PalmsNC board member; primary rep); Kay Hartman (PalmsNC President/alt. rep); and Drew Ruesch (MVCC Chair/primary rep – unable to attend).

- (4) Vice-Chair Spitz thanked our esteemed Secretary/Treasurer, Tyler Laferriere-Holloway, who will stay for some period of time, for which we are pleased.

## 2. Government Reports/Speakers

### a. LA Planning Dept. – Housing Element Rezoning Update / Housing Policy Unit.

Blair Smith and Cally Hardy, accompanied by Community Liaison Denzel Henderson, provided an informative presentation via a Power Point on the Housing Element Rezoning / “Citywide Housing Incentive” program.

They noted that the plan is from 2021-2029, and that the plan identified that a rezoning plan is needed over that eight-year period to meet the city’s housing needs and targets. They discussed the history of the Housing Element update, the rezoning requirements and deadlines imposed on the City by state law, and various rezoning measures and strategies going forward. The Planners explained that cities must demonstrate zoning capacity to meet their Regional Housing Needs Assessment (RHNA) numbers, and stressed that the City must meet its obligation to adopt and effectuate a rezoning program to accommodate at least *255,432 new units of housing capacity by February 2025*.

It was noted that they will be hosting focused topical webinars that are coming soon, and plan to release a draft later in the fall. They expect a public review, and a more refined draft in the winter, prior to Spring of 2024 when it will go to the Planning Commission. They have to complete a formal legality review by the City Attorney by that deadline. Questions were asked and answered.

For more information about the Housing Element Rezoning program, visit:

<https://planning.lacity.org/plans-policies/housing-element-rezoning-program#about>.

The interactive map is at: <https://planning.lacity.org/plans-policies/housing-element-rezoning-program#concept-explorer-and-survey>

Members may contact the Citywide Housing Policy Team for general questions or comments at [housing.element@lacity.org](mailto:housing.element@lacity.org).

*[Attention was next briefly turned to approval of the minutes, Item #6.]*

### b. So. Cal. Metropolitan Water District – Report on Sepulveda Feeder Pipeline repairs (Sepulveda near the I-405, Nov.-early Dec.)

Denise Allen, Project Manager, introduced herself and noted the project as an “urgent” project. Lizeth Martinez, External Affairs Representative was also present. Ms. Allen’s presentation included an overview of the Metropolitan Water District of Southern California (Metropolitan), which is the largest wholesaler of water in the country and delivers imported water to 26 member agencies that serve 19 million people in Southern California.

Ms. Allen noted that Metropolitan has 830 miles of pipelines in Southern California. Five of the pipelines are made of Prestressed Concrete Cylinder Pipe (PCCP), which were industry standard when they were installed in the 1970’s and 1980’s, but have shown to have risks. An image was shown of two PCCP pipeline ruptures, one in Washington state in 2013 and one in Virginia in 2022,

although Metropolitan has never had a failure. She continued by explaining that the purpose of her presentation is the need to conduct an urgent rehabilitation on a portion of the Sepulveda Feeder.

Metropolitan will be relining the 36 miles of PCCP on the Sepulveda Feeder with steel liners as part of an overall rehabilitation program. This effort is planned to be constructed in phases over a 10 to 15-year duration, and is considered a permanent solution. However, Metropolitan inspected the Sepulveda Feeder this year, and discovered three locations, approximately 20 feet each, that are in distress, and require urgent relining. The locations are each in CD11, CD4, and CD6. The urgent project will utilize carbon fiber reinforced polymer, which is a less disruptive construction effort to the surrounding community than steel liners. To minimize water disruption to their member agencies Metropolitan will be working 24 hours from 11/27/23 – 12/17/23. All work will occur within the pipeline. No above-ground work and no excavation is needed. Two manholes will be utilized for each site, one for access and one for ventilation. Some traffic control will be needed, but there will not be freeway impacts or full street closures.

The location that affects WRAC is on N. Sepulveda Blvd, west of the 405, south of Serpentine Road. Work will require reduced traffic lanes to access the manholes. CD11 asked Metropolitan to present to HOA's and community councils, and they have already presented to BCC, with no objections.

For link to project see: <https://www.mwdh2o.com/projects-in-your-community/>  
Email: [Community.Relations@mwdh2o.com](mailto:Community.Relations@mwdh2o.com)

c. **Mayor's Office** – representative to be appointed

d. **Council Reports** –

(1) Fernando Morales, Deputy Chief of Staff – Council District 5/Yaroslavsky - not present.

(2) Michael Amster, Field Deputy – Council District 11/Park – provided a report as to what Councilwoman Park has been doing primarily with regard to homelessness, noting that the numbers of the homeless count were released two weeks ago, showing that homelessness has risen in the council district; however, they see a great deal of progress on the streets and are taking actions to help individuals. Some actions include:

1) the RV Pilot Program, where the Councilmember has introduced a motion for the City to set aside \$500,000 for the RV Rehousing Pilot Program, for the 11<sup>th</sup> District to include motel vouchers, interim housing, housing navigation services, RV specific services, supportive services and permanent supportive housing: Council File #23-0730:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0730>

2) Councilmember Park introduced a motion to create a new ordinance to regulate the renting, selling and leasing of RVs. Council File #23-0529:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0529>

3) Councilwoman Park successfully led a resolution in City Council for the City of LA to support SB-43 (Talamantes-Eggman), to expand the definition of “gravely disabled” for Sec. 51-50 holds.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0002-S43>

4) City Council passed a motion introduced by Councilwoman Park to have the City study the Community Assistance, Recovery and Empowerment (CARE) Court Program, SB 1338 (Umberg, Eggman), a County-led program for people with chronic mental health issues to be given mandated mental health services.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0447>

Mr. Amster also provided detailed updates on encampments in CD11 and noted that there has been a recent rapid rise in the presence of veterans camping outside the VA, for which the Councilwoman's office is helping assist getting them housed right away, as there is room inside the VA. He noted that "Village for Vets" asked CD11 to connect them with the Housing Authority which he did right away. Questions were asked & answered. Contact Juan Fregoso [juan.fregoso@lacity.org](mailto:juan.fregoso@lacity.org) regarding encampments and Mr. Amster can be reached at [Michael.amster@lacity.org](mailto:Michael.amster@lacity.org)

*[Attention was next turned to New Business item 7.a.]*

e) **Additional Government Reports** – At the discretion of the Chair (possible reports from representatives of Congressmembers Ted Lieu, Brad Sherman & Sydney Kamlager-Dove; State Senators Ben Allen & Lola Smallwood-Cuevas; Assemblymembers Isaac Bryan, Jacqui Irwin, Rick Chavez Zbur & Tina McKinnor; County Supervisors Lindsey Horvath & Holly Mitchell; Council Districts 4 and 10; City Attorney's office; LAPD; LADWP): **None**

3. **Board Member Updates** – Member Broide (WNC) gave an update on the Metro Transportation Communication Digital Billboard Program, following a recent public hearing. She noted that there was a large group of people in favor of the program, who think this should be passed with no attention to the dangers and driver distraction issues. She noted that an ER physician commented that there can be *no* cost-benefit analysis when the consequences are injury and death. Member Broide offered to Board members a full analysis of points that can be raised if we want to send a comment letter but encouraged requesting our City Council members to pressure the Mayor and Council to allow adequate time to for review of comments for the August 17<sup>th</sup> City Planning Commission meeting. If members email Member Broide with a request, she will send an email outlining the issues.

4. **Committee Reports** – Deferred

- a. **WRAC Transportation & Mobility Committee**
- b. **WRAC Land Use & Planning Committee**
- c. **WRAC Homelessness Committee**

5. **Public Comment** –

**Kalani Whittington** introduced herself as a Westside resident and related that she is both pleased and taken aback by the rapidity of this committee, specifically that Member Hartman's proposal to form a Sepulveda Transit Corridor project (Sepulveda Project) ad hoc committee was rushed through. She also noted that we have an affordable housing crisis which she would like WRAC to address without delay.

Member Sann (WCC) responded that there is a whole working group that has been on the Sepulveda Project for a year and a half, and because we did not jump on Member Hartman's proposal doesn't mean we are not engaged in this important area. He noted that Westwood leaders are extremely involved in this issue and are watching and tracking this very carefully.

*[Attention was next turned to Old Business.]*

## 6. Approval of Minutes

**a. Motion (Chris Spitz)** – The May 2023 meeting minutes were unanimously **approved** as **moved** by Vice-Chair Spitz (PPCC) and **seconded** by Member Miner (BABCNC).

*[Attention was turned to #2.b.]*

## 7. New Business

### a. WRAC website update (Tyler Laferriere, WRAC Secretary)

Secretary Laferriere gave an update on the website status, noting it was constructed long ago and we have encountered problems, for which the officers have had to go back to the original designers, resulting in officers having to pay out of pocket to get these problems fixed. Secretary Laferriere noted that we are on WordPress, and he does better with Squarespace, which he would like to host the domain, as it is easier to use. He started a trial to build out what it might look like going forward and has an idea of what the WRAC website would look like. The domain needs to be renewed by the end of the month, within 60 days. He'll be building it out and can teach someone to do it.

Vice-Chair Spitz (PPCC) noted that she doesn't think a vote is needed and that it would be great to have the website streamlined and updated, with a new host. Member Jordan (BCC) related that her council just switched over to Squarespace which has made life easier. Member Sann complimented Secretary Laferriere and asked what the financial obligation is so that WRAC can be set up to pay for it. Secretary Laferriere noted that it would be \$16.00/month, and that we are already on the hook for \$250 for domain hosting at the end of this month. Vice Chair Spitz noted that part of what we are paying for is consulting services. Member Chapman (WWNC) related that she'd like to contribute. Vice Chair Spitz acknowledged that the consensus is to move forward with this.

### b. Proposed joint ad hoc committee (Westside and Valley councils) on the Sepulveda Transit Corridor Project rail mode options (Kay Hartman, Palms NC)

Kay Hartman (PalmsNC) related that at the Mayor's Roundtable, we heard the Mayor say she wishes the Valley and Westside could come to one agreement about what councils and stakeholders want in terms of transit options over or under the Sepulveda Pass. Member Hartman suggested that she may attend NC meetings to speak on the issue of forming an ad hoc committee for this purpose. Member Chapman (WWNC) opined that this effort is premature as the EIR is not yet out, whereas Member Hartman thinks that it makes sense to start now. Member Sann (WCC) thinks if we can get to the point where two influential communities, the Westside and the West Valley, come to a consensus that would be incredible, but he agrees with Member Chapman, that we would be in the best position to advocate options when we have more information, e.g., when the EIR is completed. Member

Nadel (PalmsNC) sees the merits in both sides. Vice-Chair Spitz noted that this is not a WRAC project and individual WRAC member councils may participate or not, as they choose.

**c. Motion (recommended by WRAC LUPC) – Request to Revise the LAMC/Zoning; see proposed motion text in Attachment below and in the Background Report (links to supporting documents above).** Member Broide (WNC) moved, Member Miner (BABCNC) seconded. Discussion was held with Member Sankaran (DRNC) noting that he thinks for his NC, this item/motion would have to be simplified. Member Chapman (WWNC) agreed and likes the idea of breaking this up into sections. **Motion** to refer this back to the Land Use Committee was moved by Member Nadel (PalmsNC), seconded, and **approved** unanimously. Member Broide will take it back to the LUPC.

**d. Motion (recommended by WRAC MTC) –**

"The \_\_\_\_ CC/NC, a member of the Westside Regional Alliance of Councils, is concerned that the absence of a CD 11 Transportation Deputy, solely focused on mobility and transportation issues, has meant that Councilwoman Traci Park has not had the proper support for her role as Vice Chair of the Los Angeles City Council Transportation Committee. Unlike CD 5 Councilwoman Katy Yaroslavsky, who has appointed Jarrett Thompson as her Transportation Deputy, Councilwoman Park does not have a full-time staff member whose sole responsibility it is to research, gather feedback from the community, and brief her on mobility and transportation issues.

"We understand that staff budgeting for CD 11 in 2022-23 limited the Councilwoman's ability to staff this position during the first six months of 2023. We now respectfully request that Councilwoman Park hire a full-time Transportation Deputy for fiscal year 2023-24."

This motion was moved by Sankaran (DRNC) and seconded by Marton (MVCC).

Discussion was held, with Member Sann (WCC) recalling that Councilmember Park related at the Roundtable that when she came into office the cupboard was bare and that until July 1, she and her team would be unable to hire. He believes that now that it is a new Fiscal Year, she'd want to do this. He feels uncomfortable with this motion, and thinks letters or emails from CD 11 members would be swifter. Member Nadel (PalmsNC) also noted that councils in CD 5 should not be involved in requesting CD 11 staff hiring decisions. The motion failed by 0 yeses, 9 noes and 1 abstention from Member Marton.

**e. Motion (recommended by WRAC MTC) –**

"The \_\_\_\_ CC/NC, a member of the Westside Regional Alliance of Councils, is concerned about the passage of CF 23-0360, which nullifies Sections 22.482(a) and 22.602 of the Administrative Code and changes the parking space replacement policy when LADOT parking facilities with spaces greater than 25 are transferred to the Housing Department for redevelopment as affordable or supportive housing.

" \_\_\_\_ CC/NC is sensitive to how difficult it can be to develop affordable and supportive housing in Los Angeles. We recognize there is a shortage of affordable and supportive housing and believe that Los Angeles would benefit from making it easier to build such housing.

"Until now, when LADOT-managed parking facilities have been redeveloped, all the parking spaces had to be replaced, increasing the cost of the development. With the passage of CF 23-0360, the spaces will no longer be required to be replaced.

"However, we believe that the needs of small businesses, including the need for parking for their customers, have not been adequately considered with the nullification of Administrative Code Sections 22.482(a) and 22.602 and establishment of the new parking space replacement policy.

"Therefore, we respectfully request that Councilmembers representing WRAC member councils who are also members of the City Council Transportation Committee – Councilmembers Park, Yaroslavsky, Raman and/or Hutt – bring a motion in Los Angeles City Council forthwith to further amend the Administrative Code to include concessions for small businesses by replacing the new parking space development footprint. The City should determine how much parking to replace by using a sliding scale for parking replacement based on prior utilization, as well as the availability of nearby public parking, rather than never requiring any replacement."

Moved by Miner (BABCNC), seconded by Broide (WMC). Brief discussion was held, and the motion passed by 9 yeases and 1 abstention from Member Sankaran (DRNC).

## 8. Old Business

**a. 23.01. Request re RSO Housing Replacements** – February 20, 2023 (passage deadline July 2023); 5 councils adopted: BABCNC, Palms NC, WLASNC,\* WNC, WWNC\* (*\*modified version*) (*possible motion to extend deadline one month*). **Motion** to extend this by one month was moved by Member Miner (BABCNC), seconded by Member Averill (VNC), and passed by 6 yeases, 1 no & 3 abstentions.

**b. 23.02. Request for Audit of STAP Program** – February 20, 2023 (*passed May 2023*); 10 councils adopted: BABCNC, BCC, NCWP, PPCC, VNC, WCC, WNC, WWNC – Position letter: <https://westsidecouncils.com/wp-content/uploads/2023/02/WRAC-Letter-re-STAP-audit.pdf> (*Note: VNC passed motion in June, after position letter sent*)

**c. 23.03. Community Plan Update Requests** – March 20, 2023 (*passed June 2023*); 10 councils adopted: BABCNC, BCC, MVCC, NCWP, PPCC, SORONC (*modified version*), VNC, WLASNC, WWNC, WNC – Position letter: <https://westsidecouncils.com/wp-content/uploads/2023/03/WRAC-Letter-re-Community-Plan-Updates.pdf>

**d. 23.04. Minimize Light Pollution** – May 15, 2023 (passage deadline August 2023); 4 Councils adopted: BABCNC, PPCC, WLASNC, and WNC.

**e. 23.05. Support for Director’s Determination re Murphy Drill Site** – May 15, 2023 (passage deadline August 2023); 7 councils adopted: BABCNC, DRNC, MVCC, NCWP, PPCC, Palms NC, and WNC. Member Sankaran related that the hearing has been moved to October, to which Vice-Chair Spitz noted that seven councils passed this, and as the hearing is in October, we’ll know by August if we need to extend it again.

**9. Adjourn** –Meeting was adjourned at 8:35 pm. Next meeting: **August 21, 2023** at 6:30 pm.

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**ATTACHMENT – Item 7.c: Proposed motion text (WRAC LUPC) – Request to Revise the LAMC/Zoning**

Motion: The \_\_\_\_ NC/CC requests that the City revise the LAMC/Zoning to be implemented in Community Plan updates, Westside Transit Neighborhood Plans and TOC/Density Bonus ordinances:

**Infrastructure Planning/Monitoring:**

In order to accommodate changes in anticipated population growth, the Community Plan has a theoretical maximum land use and population capacity greater than the projected development likely to occur during the Community Plan period. The Framework Element of the General Plan commits the Department of City Planning to develop a monitoring system and prepare an annual report on growth and infrastructure, to be submitted to the City Planning Commission, Mayor, and City Council.

In the 5th year following plan adoption (and every five years thereafter), the Planning Dept. shall report to the City Planning Commission on the relationship between population, employment, housing growth, and plan capacities. If growth has occurred faster than projected, a revised environmental impact analysis will be prepared and appropriate changes recommended to the Community Plan. These plan and zoning changes shall be submitted to the Planning Commission, Mayor, and City Council, as specified in the Los Angeles Municipal Code.

Policies 16-2.1: No increase in density shall be effected by zone change, plan amendment, subdivision, or any other discretionary action, unless the decision-makers adopt findings with regard to infrastructure adequacy as part of their action on discretionary approvals of projects which could result in increased density or intensity.

Policy IV-4: Coordinate a program for locating and phasing public facilities to meet existing and future needs.

**Incentives:**

1. Incentives for front and back setback reductions cannot be combined as 1 incentive (it is allowed now). Each setback shall be a separate incentive. The setbacks shall be expanded/ lengthened in areas to accommodate trees (i.e. notches). Or setback reduction is for only 75% of the building length, so trees can be planted.
2. Incentives for each side yard reduction must be separate (cannot be combined as 1 incentive). Each setback shall be a separate incentive.

**Landscape ordinance:**

1. No part of the front yard may be paved over for parking spaces. The only pavement may be for a 5 ft walkway to the front door, and a driveway that may be as wide as a 2-car garage (it may not be as wide as a 3-car garage, that must be flared). 50% of the front yard may paved only for a circular driveway (this is to correct the DBS’s wrong interpretation that 50% of the entire front yard may be paved over for any reason, especially an extra parking spot).
2. Street tree preservation shall be prioritized in the right-of-way.

**Development standards/zoning:**

1. General: Development standards are maximums, and the design of the building may cause the project to be less than the maximum.
  - a. The city shall not be mandated to issue development waivers so that a project can achieve maximum density, height, shortest setbacks, etc. just so more units can be stuffed onto a site.
  - b. If a project must have shorter setbacks to accommodate trees, then the standard must be reduced.
  - c. If a building is entitled to 100 units, they may build 100 studios. If the developer chooses to build large 4,000-sf units that require a higher FAR and shorter setbacks and reduced open space via development waivers, those waivers shall not be issued. The developer may reduce the size of individual units in order to comply with development standards.
2. Setbacks/ yards:
  - a. Front yard: Must be 50% flat and usable open space.
    - i. Front yard must comply with underlying zone in all cases. No shortened 5-ft. building line for apartments along large streets (as Expo Plan allows).
  - b. Parking is prohibited in all setbacks, only driveways that provide direct access to garage and right-of-way are allowed.
  - c. Rear setback shall be measured from rear property line for all parcels (including alleys).
    - i. Justification:
      1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.
        - a. <https://news.usc.edu/120872/mass-produced-dwellings-home-expansion-reduce-l-a-areas-residential-green-cover/>
      2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.
3. Street/right-of-way:
  - a. 1 tree every 20 linear ft. of frontage.
  - b. Landscaped parkway of 4 ft. minimum size.
    - i. Justification:
      1. A USC study determined that Los Angeles has lost 30-50% of its tree canopy in recent years because these large projects replace smaller projects.
      2. City's new Resilience Plan: Increase equitable tree canopy coverage by 2028.
4. Landscaping:
  - a. 4 trees must be planted on for each 5,000 sf of land (or 1 tree / 2,000 sf for larger sites). They must be planted in a 7 x 7 x 7 ft area of soil so roots can grow, and the canopy can grow sufficiently to provide real shade. The canopy must have a 15 x 15 x 15 ft area to grow.
    - i. The trees cannot be planted on top of parking garages, because the roots cannot grow down.
    - ii. The trees cannot be planted in planters with stormwater filtering aggregate (not soil, but charcoal and other materials that are not organic and do not nourish root growth).
    - iii. If setbacks must increase to allow this, so be it. Transformers, stormwater filtering planters, and other equipment must be built around them, and shown on site plans at the first stage of Planning or DBS review.
  - b. Removal of trees with 6-8-inch caliper or larger shall be replaced at 2 to 1 ratio to encourage developers to preserve mature trees (especially fruit trees, which often die when transplanted).
    - i. Dept. of Urban Forestry shall publicize fruit trees that are proposed for removal, so neighbors can transplant them.
  - c. Trees must be planted in the ground and have :
    - i. 8 cubic yards of soil (7 x 7 x 7 ft.) for root growth.
    - ii. 10 x 10 ft. open to the sky for canopy growth.
      1. Justification: Most new apartments have 80-90% lot coverage with little or no usable, flat open space for recreation, as the Community Plan requires. The yards are either tall planters, in which trees cannot grow because of the poor and shallow soil (for stormwater retention) or small concrete areas with limited greenery. Trees can barely

grow in planters, and must have realistically have 10 x 10 ft. surface areas and 7 ft. soil depth to grow a decent canopy and height.

5. Open space:
  - a. Minimum of 75% of open space must be flat and usable for recreation, and maximum of 25% space may be for planters (15% must be landscape planters with maximum wall height of 2.5 ft.).
    - i. Stormwater planters (which have walls of 4 ft.) cannot fill up open space and make it unusable. Only shorter landscape planters can count as open space.
    - ii. Justification:
      1. Maximum landscape planter height of 2.5 ft. will allow seating.
      2. Drywells and cisterns can be used for stormwater collection.
  - b. Open space in R3 zones and higher shall be at ground level or podium level.
    - i. Rooftop decks are allowed, but may not substitute for ground level or podium level open space.
      1. Justification: Roof decks are poor substitutes, because children cannot be supervised, and elderly or handicapped persons have difficulty in climbing up to the roof, when yards can be placed at ground-level or podium-level.
6. Stepbacks:
  - a. Stepbacks of 15 ft. shall be required for the 3rd level and above [from Westside Multifamily Q Conditions].
7. Massing:
  - a. For buildings with 150 ft. length along the frontage, 1 courtyard/break open to the front and open the sky is required of 20 ft. width and 40 ft. depth (starting at ground or 1<sup>st</sup> level) [from Westside Multifamily Q Conditions].
  - b. Active land uses on the ground-level frontage with direct connection to sidewalks (instead of parking garages that create dead space).
    - i. Justification: Active uses, especially apartments with direct access via front doors and a real yard, are integral elements of “defensive design” and “natural surveillance” that deter crime (per LAPD Design Out Crime Manual).
8. Zoning:
  - a. C2 development standards may not blend into adjacent R2 parcels (repeal section of LAMC).
    - i. Justification: When C2 projects and their high density encroach into R2 zones, 5-story apartments can be built next to 2-3-story duplexes, which ruins the character of the neighborhood.
  - b. FAR and Height Districts shall be on a sliding scale (whichever is lower) and be in relation to each other (i.e. taller height has more FAR, and lower height has less FAR – currently high FARs are allowed for both short and tall heights). Dnd developers can add affordable housing to increase:
    - i. RD 1.5 = 1.75. [new density district is “15”]
    - ii. R3, RAS3 = 2.0. [new density district is “8”]
    - iii. R4, RAS4 = 2.2. [new density district is “4”]
    - iv. HD-1: 6.0, no height limit.
    - v. HD-1L: 3.0, 6 levels for commercial, 75 ft.
    - vi. HD-1VL: 2.25, 3 levels for commercial, 45 ft.
    - vii. HD-1XL: 2.0, 2 levels for commercial, 30 ft.
    - viii. Justification: 3.0 FAR allows for a 6-8-story to be built and results in no open space at ground- or podium-level. A 4-5-story building needs only 2.2-2.4 FAR. A 4- or 5-story building with 3.0 FAR increases to 3.35 FAR and results in a stucco cube with no open space

**END ATTACHMENT – Item 7.c.: Proposed motion text (WRAC LUPC) – Request to Revise the LAMC/Zoning**